

TRI-COUNTY SERVICE CENTER



Clackamas Multnomah Washington COUNTIES

A BCD field office, the Tri-County Service Center administers the minor label program and facilitates the development of consistent forms, processes, and application of code for building programs in Clackamas, Multnomah, and Washington counties.

Tri-County Service Center

123 NE 3rd Ave., Ste. 440
Portland, OR 97232-2901
Phone (503) 872-6731
TTY (503) 373-1358
Fax (503) 872-6735

Joan Stevens-Schwenger
..... manager
E-mail Joanie.M.
Stevens-Schwenger@state.or.us



Building Codes Division

Web site www.oregonbcd.org



News *Line*

A quarterly newsletter for commercial builders



November 2003-January 2004

AGC to sponsor Dec. 4 code forum

A free forum on commercial structural code issues, sponsored by AGC, takes place Thursday, December 4, 4-7 p.m., at the Multnomah Building, Board Room 100, 501 SE Hawthorne, in Portland.

Forum attendees will discuss regional code applications and agree on acceptable standards for the tri-county region. The code panel provides code clarifications and determines common areas of code application.

All code-interpretation questions are forwarded to statewide committees through the Building Codes Division. Tri-county-area building departments have committed to following the guidance of the code panels to advance consistent application of code in the region.

Architects and contractors working outside the tri-county region should consult local building departments.

Qualified participants may earn three hours HSW credit, three hours of code-related or master-builder continuing-education credit from BCD, or three hours of home-inspector continuing-education credit from CCB.



Agenda

- New interpretations
- Questions and answers

Sept. 18 building code forum Q and A

Contractors and building department personnel may submit questions to the code forum in an e-mail to joanie.m.stevens-schwenger@state.or.us or by faxing questions to the center, (503) 872-6735. An answer-request form is on BCD's Web site, www.oregonbcd.org. Click on "Tri-County" and then "Code Forum Program."

Q When replacing roofs on older existing masonry buildings, City of Portland guidelines require a step-wise assessment of the building to conform to Title 24.85 of the code. Compliance with FEMA-178 Appendix C is required by the title when applicable to URMs (un-reinforced masonry buildings) FEMA-178 addresses URMs, but contains the additional qualification of applying only to "bearing wall buildings." Does Portland's Title 25 apply to all URM buildings, or only those with "bearing walls?"

A Seismic upgrade is required for URM buildings where URM walls are bearing. If the building has only non-load-bearing URM walls such as brick veneer, interior partition wall, etc., city requirements are not applicable. Portland requires seismic upgrade when the roof is supported on the bearing un-reinforced masonry walls. *Answer provided by David O'Longaigh with the City of Portland Bureau of Building and Development Services.*

Q It is our understanding that when an "engineered" lateral bracing design is provided, the Oregon Structural Specialty Code (the 1997 UBC) is used to provide the design criteria, including wind speed and exposure factor. All of our homes are designed by an engineer. We have recently come across a jurisdiction that does not recognize anything but the International Residential Code's prescriptive-path method. Nothing in the IRC provides criteria or methodology for preparing "engineered" designs. Is the assumption of the 1997 UBC correct? If so, how do I show a jurisdiction that 80 mph/exposure B is sufficient to a 100 mph 3-second gust, when all they see is 100 mph?

A This is a common confusion because of the two systems of designating wind speeds in two codes. OSSC designates wind speeds based on the "fastest mile" wind velocities; the new dwelling code designates wind speeds based on 3-second-gust velocities. A structure located in a 100 mph 3-second gust zone can be designed to an 80 mph "fastest mile" wind load under the OSSC because the wind loads for both methods are similar. Section R301.2.1.3 Wind Speed Conversion in the dwelling code provides clear direction:

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Mark your calendars for next year's quarterly meetings. All meetings are held on Wednesdays at the Multnomah Building, 501 S.E. Hawthorne St., Portland, 4-7 p.m.

- February 18
- May 19
- September 22
- December 1

“When referenced documents are based on fastest mile wind speeds, the three second gust wind velocities of Figure R301.2(4) shall be converted to fastest mile wind velocities using Table R301.2.1.2.”

Q I am seeking clarification on requirements for exterior walls in a Type III-N building according the OSSC 1998 (UBC 1997), 2000 and 2001 amendments. In a B-occupancy III-N office building, what fire resistance is required of its exterior wall, which is 15 feet from the property line? In trying to figure this out, I have considered the following sections: 304.3 Location on Property (for B occ.), 503.2.1 General Fire Resistance of Walls, Table 5-A - B/III-N, 604.3.1 Exterior Walls (for III-N), and Table 6-A. I have also considered section 101.3 Scope. Note that Tables 5-A and 6-A differ in the respective fire rating requirements.

Is the respective wall required to be of 4-hour fire resistance construction because of the above-mentioned code sections, specifically because of Section 101.3 and Table 6-A? Or is the respective wall required to be of 2-hour fire resistance construction because of the above-mentioned code sections, specifically because of Section 101.3 and Table 5-A? Or do other code sections govern in this respect, and what are they and their requirements?

A Two-hour fire-resistance construction is required for the exterior wall of Type III-N, B-occupancy buildings within 15 feet of property lines. This is because Table 5-A of the OSSC provides for distance of the exterior wall from the property line, whereas Table 6-A provides only general requirements irrespective of that distance. ♦

New legislation affects building industry

The 2003 legislature passed a number of bills to streamline the building process. The following are of interest to architects, developers, and design professionals:

- **SB 711** — Prioritizes plan review and inspections; eliminates conflicts within the code; allows qualified architects or engineers to sign off on plan reviews for certain residential structures.
- **SB 713** — Establishes an e-government study and pilot program; authorizes an e-commerce study for a Building Codes Division pilot program to speed permit application and payment;

allows permit applicants to apply, pay for, and get approval on-line; allows on-line building plan submittal.

- **SB 715** — Creates a rapid-approval process for critical construction projects; establishes a cross-agency team of state officials to ensure that critical projects proceed without government road-blocks; acilitates “shovel-ready” industrial sites.

For more information about legislation, check the BCD Web site, www.oregonbcd.org. Click on “2003 Legislation” then “Legislative Summary.” ♦

440-2736 (11/03/COM)

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